

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 14, 2003 PLANNING COMMISSION MEETING

P.A.S.: Street Vacation No.03007

PROPOSAL: Vacate S.W. 13th St. from the south line of West "O" St. to the north line of Lot 41 I.T.

LOCATION: S.W. 13th St. and West "O" St.

LAND AREA: 5,080 square feet, more or less.

CONCLUSION: The property adjacent to S.W. 13th St. is included in the administrative final plat of West Hobelman Addition. There are no plans to extend S.W. 13th St. This street functions more as a drive to the existing car lot, than a street. This vacation will not diminish access in the area.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: S.W. 13th St. from the south line of West "O" St. to the north line of Lot 41 I.T. in the northeast quarter of Section 28, Township 10 North, Range 6 East, Lincoln, Lancaster County.

SURROUNDING LAND USE AND ZONING:

North: H-3, Highway Commercial
South: H-3, Highway Commercial
East: H-3, Highway Commercial
West: H-3, Highway Commercial

ASSOCIATED APPLICATIONS: Administrative Final Plat No.03006

HISTORY:

October 20, 1997 The City Council approved Special Permit No.1705.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as commercial.

STREET VACATION NO.00018
PAGE 2

UTILITIES: Aquila has an existing 2-inch gas main within this street.

TRAFFIC ANALYSIS: West "O" St. is a principal arterial.

ANALYSIS:

1. This is an application to vacate S.W. 13th St. from the south line of West "O" St. the north line of Lot 41 I.T.
2. The applicant has submitted Administrative Final Plat No.03006 to plat property abutting S.W. 13th St. Currently S.W. 13th St. does not meet design standards for public streets. Applicant desires to vacate S.W. 13th St. and acquire the right-of-way so they may use it as a driveway.
3. The approved site plan for Special Permit No.1705 notes that S.W. 13th St. would be vacated.
4. S.W. 13th Street is not platted past the north line of Lot 41 I.T., approximately 127' south of west "O" St.
5. Although S.W. 13th St. is a platted street, it is utilized as a driveway entrance to the car lot.
6. The Department of Public Works and Utilities supports the vacation.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 A permanent utility easement should be established for the entire vacated corridor.

Prepared by:

Tom Cajka
Planner

DATE: April 29, 2003

STREET VACATION NO.00018
PAGE 3

APPLICANT: Robert D. Hampton
Lincoln Northcreek, L.L.C.
3600 Village Dr. Suite 140
Lincoln, NE 68516
(402) 434-5650

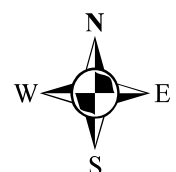
OWNER: same as applicant

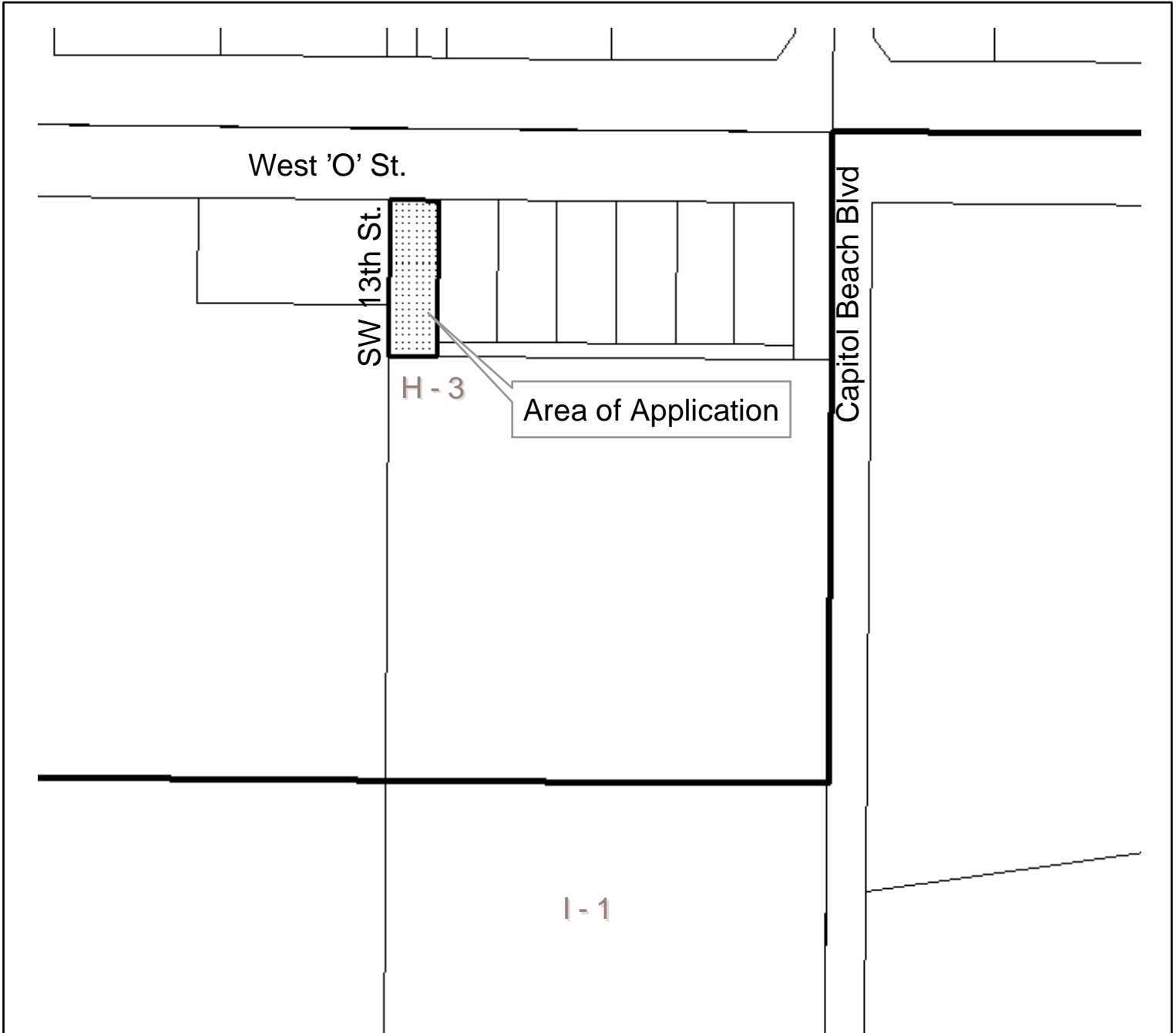
CONTACT: same as applicant

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Street & Alley Vacation #03007 **SW 13th St & West 'O' St.**



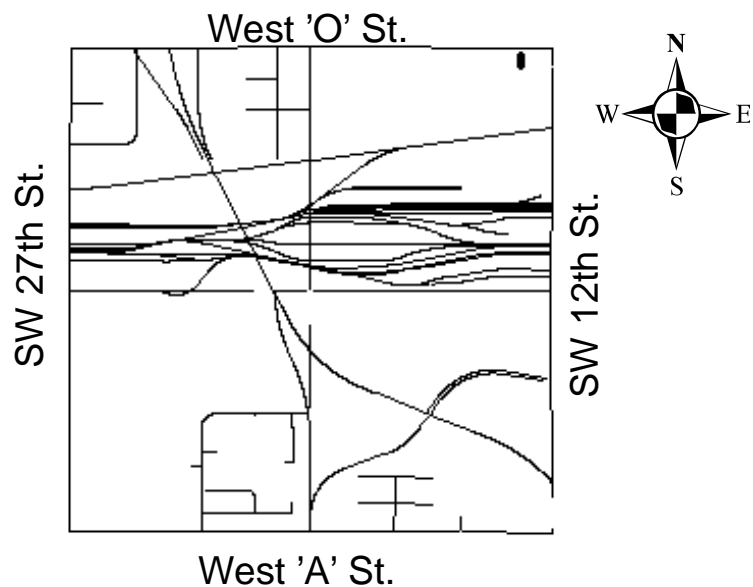
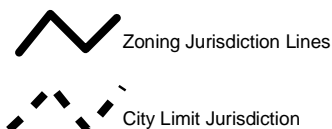


Street & Alley Vacation #03007 SW 13th St & West 'O' St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 28 T10N R6E



Lincoln



Nebraska's Capital City

April 22, 2003

Lincoln City/Lancaster County
Planning Commission
Lincoln, NE 68508

RE: Vacating Southwest 13th Street from the south line of West "O" Street to the north line of Lot 41 I. T. in the northeast quarter of Section 28, Township 10 North, Range 6 East, Lincoln, Lancaster County

Dear Ladies and Gentlemen:

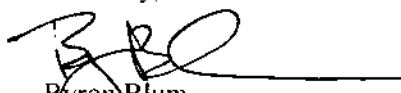
The Department of Public Works and Utilities has received a proper petition from Robert Hampton, President of Lincoln North Creek, L.L.C., owners of Lots 41, 94 and 95 I.T.s and Lot 6 Block 1 Hobelman's Subdivision and the vacated alley adjacent to, located in the NE 1/4 of Section 28, T10N, R6E Lincoln, Lancaster County, Nebraska to vacate the above described public right-of-way. Petitioner requests this vacation in order to provide a driveway to the surrounding lots.

Aquila has an existing 2-inch gas main 9 feet east of the west line of Southwest 13th Street. They have requested that a permanent easement be established for the entire vacated corridor. The Lincoln Electric System has also requested a permanent easement for the north 15 feet of the vacated corridor for future electric facilities.

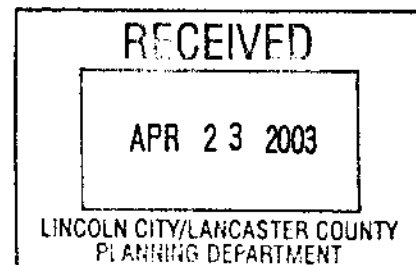
Southwest 13th Street is a paved street. As a condition of this vacation approval, the petitioner will be required to remove the existing street return to West "O" Street. The estimated cost for removal of this return is \$3,500. Petitioner states that the vacated right-of-way will be used as a driveway. The petitioner will need to apply for a curb cut upon approval of the vacation.

The Department of Public Works and Utilities recommends approval of this proposed vacation with the above described conditions. This vacation contains an area of 5,080 square feet, more or less.

Sincerely,


Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Marvin Krout
Marc Wullschlegler
Roger Figard
Nicole Fleck-Tooze
Joan Ross
Clint Thomas
Dana Roper



SW 13th Vac. 1-tr 1dm wpt

